



Smithy Lane, Tadworth

The **PERSONAL** Agent

£699,950

Freehold

- 1421 sq ft modern property
- Four bedroom semi detached house
- 18'4 x 15'0 Living room
- 23'6 x 15'8 Kitchen/diner
- Downstairs cloakroom
- 17'2 x 11'4 primary bedroom
- En-suite shower room to primary bedroom
- East facing rear garden
- Parking for three cars
- Catchment for Kingswood primary school



The Personal Agent are delighted to offer for sale this 1421 sq ft modern four bedroom semi detached property situated in Lower Kingswood. The property benefits from a 23'6 x 15'8 kitchen/diner which looks out to the rear garden. The 17'2 x 11'4 primary bedroom benefits from an en-suite shower room.

The property consists of a entrance hall, downstairs cloakroom, sitting room (18'4 x 15'0), kitchen/diner (23'6 x 15'8) with doors out to the rear garden. On the first floor there are four

bedrooms, three being double bedrooms. The primary bedroom (17'2 x 11'4) benefits from a en-suite shower room. A main bathroom completes the accommodation. Outside there is a rear east facing garden mainly laid to lawn patio area and a driveway to the front for ample parking to the front and side.

The location itself is one of the key selling features of this semi detached home being set within this popular residential road yet close to miles of footpaths and bridle paths linking across the North Downs. Reigate town centre is a short drive

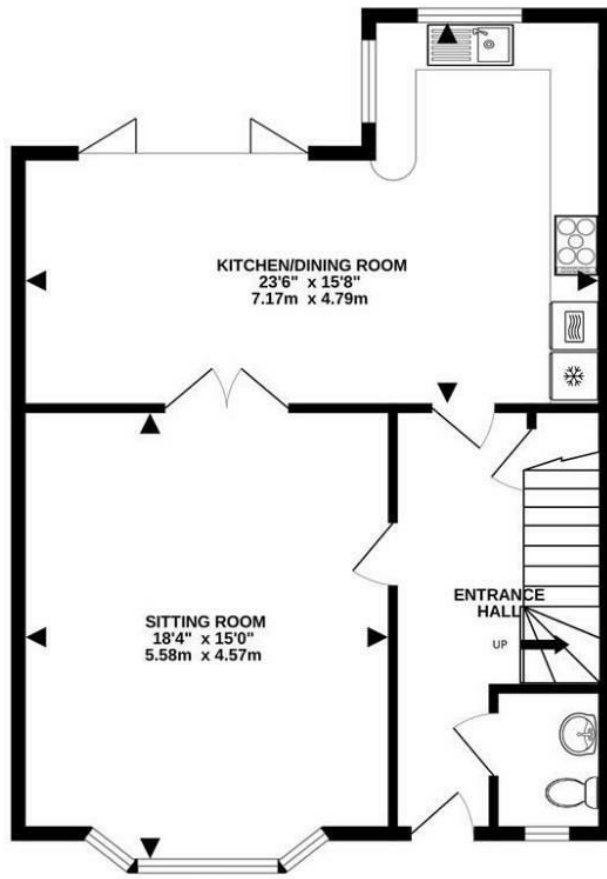
away as is Banstead village, both with their bustling high streets.

The local primary school is within a few minutes walk and The Sportsman pub, popular with ramblers and dog walkers alike is within walking distance and is located just up the road in the rural hamlet of Mogador.

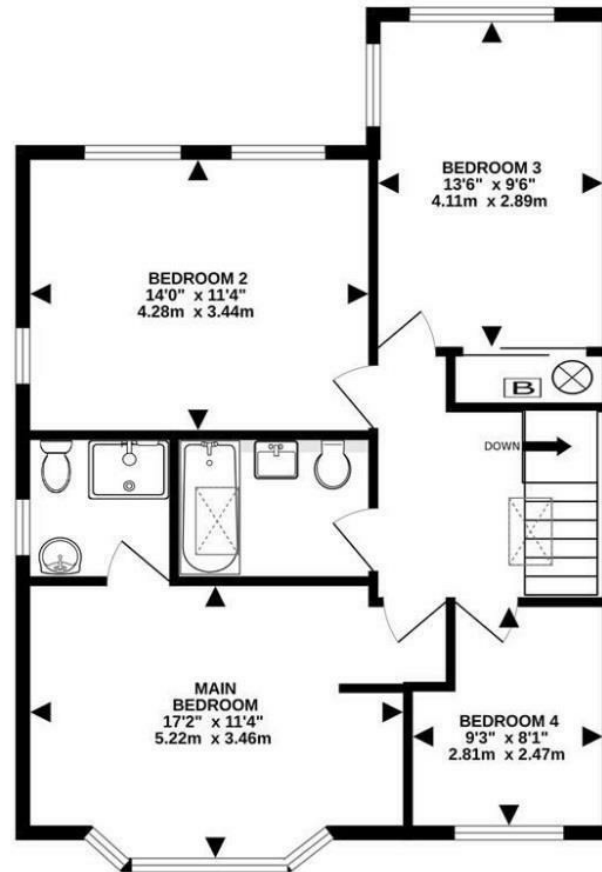
Tenure - Freehold







GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PERSONAL
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

